



Cole DeLong
REALTY

114 Fallen Oak Road
Madison, MS 39110

www.ColeDeLongRealty.com

cole@coledelongrealty.com
601-940-0222

260 +/- Acres Hinds County *Beautiful Acreage With Cabin - City of Clinton*

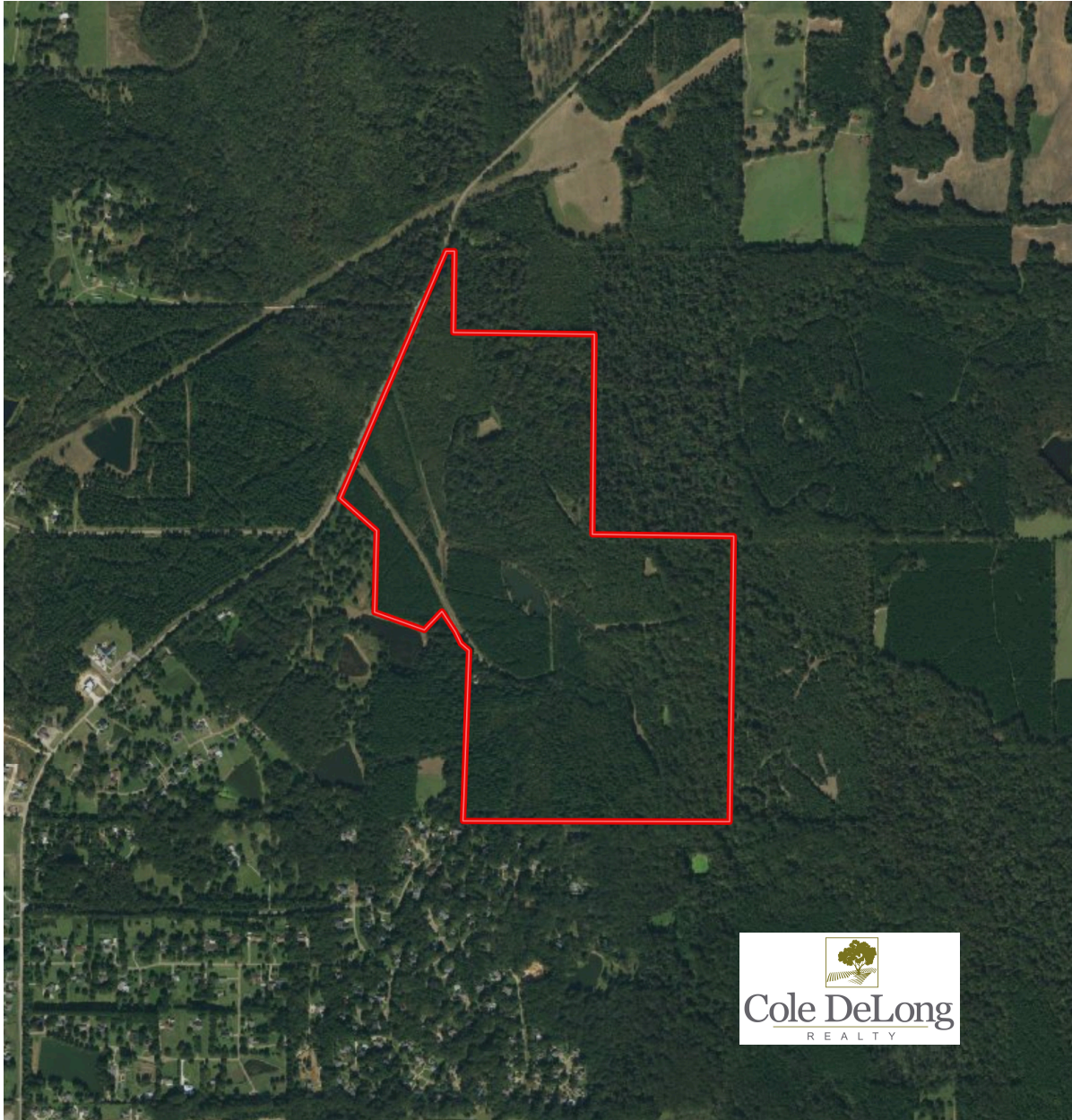
- Beautiful Timber Property with Cabin and House Site Location in The City of Clinton
- 260 +/- surveyed acres
- located on Pinehaven Dr. with +/- 2500 feet of road frontage
- heavy hardwood / pine timber mix with 40 +/- acres of 12- year-old plantation pine and 30 +/- acres of approximately 40-year-old plantation pine
- six food plots with large shooting houses connected by complete interior road system
- wonderful deer and turkey habitat with an abundance of game
- 2.5 +/- acre pond / Wood Duck hole
- +/- 1144sf cabin constructed in 2009: 3 bedrooms, 2 full baths, open floor plan living area, stained concrete floors, central heat and air, washer / dryer hookups, wired for interior and exterior surround sound... exterior construction is hardy board with architectural shingle roofing, large concrete patio and gathering area, attached covered equipment area, separate equipment storage shed for ATV's and mowers...
- cabin situated one half mile from gated entrance in a secluded, serene, tree shaded setting: beautifully landscaped with in-ground irrigation sprinkler system
- exceptional house site location in close proximity to the cabin... perfect for constructing a primary residence
- property is located in the Clinton Public School District
- conveniently located close to grocery stores, restaurants, schools and businesses in City of Clinton, City of Madison and Jackson...
- 2330 Pinehaven Dr., Clinton, MS 39056
- \$1,150,000.00

A Mississippi Land Brokerage Company



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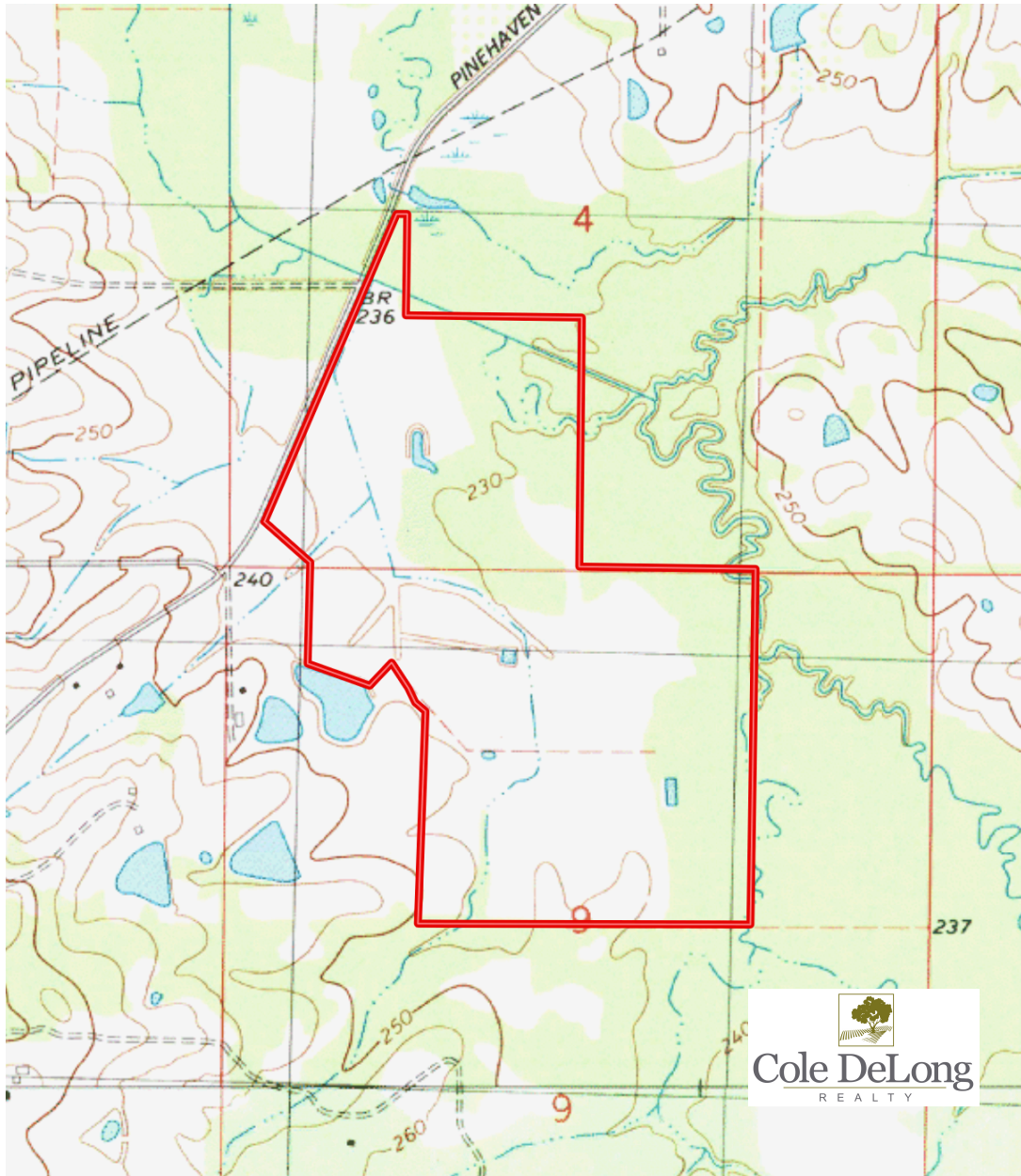
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